

PHA 5-Year and Annual Plan		U.S. Department of Housing and Urban Development Office of Public and Indian Housing		OMB No. 2577-0226 Expires 4/30/2011									
1.0	PHA Information PHA Name: <u>Housing Authority of Horse Cave (HAHC)</u> PHA Code: <u>KY-067</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2010</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>76</u> Number of HCV units: _____												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
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PHA 2:													
PHA 3:													
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <i>HAHC's mission is to provide drug free, decent, safe and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for our residents.</i>												
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <i>See below under 5.2 Goals and Objective this form</i>												
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <i>None</i> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <i>990 North Dixie Street, Horse Cave, KY 42749</i>												
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. <i>None/Not Applicable (N/A)</i>												
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.												
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.												
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.												
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.												
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See Comments below.												
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. <i>See comments below.</i>												

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

Comments to above to above item(s) referenced as follows:

Item 5. 2, Goals & Objectives:

- Two of every five new residents will be selected from the extremely low (i.e., 30% and below) income range of applicants for Housing Authority of Horse Cave projects. Additionally, the HAHC will attempt to improve its "income mixing" population by adding at least 3 more working families (over and above the 15 working families present on 8-01-09 and to improve the percentage of working families in occupancy by at least 3% during the sixty months.
- HAHC will attempt to improve living conditions by undertaking capital improvements within its financial means. Each year, to the extent that capital and operating funds are available, necessary and/or meaningful capital improvements will be undertaken.
- Safe and secure housing for all HAHC residents will be a continuing goal, which will be measured by resident satisfaction. To help facilitate knowledge and any necessary improvements in this area, meetings between the members of the resident council and the Executive Director and/or Resident Coordinator will be held at least quarterly to discuss applicable issues. The Chief of Police will also be invited to attend these meetings. Collectively, the HAHC, its residents and Police Department will strive to implement necessary changes, corrections and/or measures that are realistic and obtainable within the financial resources available to all parties.
- Obtain/maintain High Performer status and raise the Physical Assessment score (PASS) scores on both by at least 10% over the next 5 Years.
- HAHC will not evict residents, in accordance with both its ACOPP and Dwelling Lease provisions, who are "victims of domestic violence". However, it will actively pursue eviction of any resident family member engaged in acts of domestic violence. Additionally, HAHC will advise applicants of the preference that victims (as substantiated) of domestic violence are granted during the selection process. Further, it will refer both applicants and in-place residents who are victims to appropriate social agencies, like counseling agencies, legal services, etc., for appropriate assistance.

Item 9.0, Housing Needs

Based on HAHC's waiting list and that of its Multifamily Housing Competitors in Hart County, the housing needs of eligible leaseholders appear to be swayed toward smaller size (i.e., one and two bedroom) assisted (subsidized) units/apartments. Towards this end, HAHC has 54 such size apartments. Additionally, six (6) of its seven (7) applicants as of August 25, 2009 were for these size units; with four these having heads of household who were either Elderly or Disabled.

Item 9.1, Strategy for Addressing Housing Needs

HAHC will attempt to meet these needs by offering subsidized housing to those on its waiting list, by offering selected applicants to choose rents set on the lower of: 30% of adjusted total family income or Flat Rents currently set below the Section 8 Fair Market Rent amounts for Hart County. While HAHC does not have a long list of applicants it has been able to rent its apartments to qualified applicant families/individuals when unit turnovers occur. This is largely because of its subsidized rent structure and the good maintenance and upkeep of its properties. Its two housing sites have good curb appeal.

Item 10.0 a) Report of the Progress in Meeting the 5-year Goals/Objectives

We consider our mission met and listed below are the existing 5-year Goals and Objectives. Immediately following each goal/objective, listed in **BOLD** print is the achievement/progress on that item:

- Two of every five new residents will be selected from the extremely low (i.e., 30% and below) income range of applicants for Housing Authority of Horse Cave projects. Additionally, the HAHC will attempt to improve its "income mixing" population by

adding at least 4 more working families (over and above the 11 working families [of 76 total residents] there on 9-03-04) and to improve the percentage of working families in occupancy by at least 5% during the sixty months. **During the twenty-four month period ended August 31, 2009, the HAHC selected 38 of 51 (or 74.5% of) new admissions from the pool of “extremely low-income” applicants. HAHC also selected new residents in excess of 40% those in this same category of applicants in each of the three previous years. Of these new resident families, 20 of the 51 were working families and thirteen of those families still resided there as of August 31, 2009. Further as of this same date, HAHC housed a total of fifteen (15) working families (a 36.4% increase from September 2004). Thus, HAHC has met this two-part goal/objective.**

2. HAHC will attempt to improve living conditions by undertaking capital improvements within its financial means. Each year, to the extent that capital and operating funds are available, necessary and/or meaningful capital improvements will be undertaken. **During the past 12 months, new tile floors have been installed in all Wilson Manor (KY 67-02) dwelling units, Security Camera Surveillance Systems were installed at both housing developments, select trees were either trimmed or removed, and a program began to install new faucets and other water saver devices. Goal/objective accomplished.**
3. Safe and secure housing for all HAHC residents will be a continuing goal, which will be measured by resident satisfaction. To help facilitate knowledge and any necessary improvements in this area, meetings between the members of the resident council and the Executive Director and/or Resident Coordinator will be held at least quarterly to discuss applicable issues. The Chief of Police will also be invited to attend these meetings. Collectively, the HAHC, its residents and Police Department will strive to implement necessary changes, corrections and/or measures that are realistic and obtainable within the financial resources available to all parties. HAHC will strive, during the subject Agency Plans’ year, to ensure its score on the HUD Resident Services and Satisfaction Survey score, in the “Safety” category is at least 75%. HAHC will not rest on its laurels in this area but will strive to continue to improve residents’ impressions and their needs for safe and secure housing. **We take pride in citing the fact that our score on the CY2005 HUD survey, the last one available, was 90.1% (an increase of 4.0% since the last such survey and 9.4% above the current national average) on “Safety”. Further, both the Police Officer present at the meeting on September 18, 2009 and Resident Council members told us that they consider both our housing complexes as safe and secure places to live. Thus, we believe this goal/objective has been met.**
4. Maintain High Performer status and raise the Resident Service & Satisfaction Survey (RASS) scores on both Communications and Neighborhood Appearance (from 78.4% and 81.6% respectively, in CY2003, the most recent REAC survey) each by 5% over the next 5 Years. **Our CY2005 scores on Communication and Neighborhood Appearance (on the last available HUD survey) were/are 84.6% and 88.0%, respectively. The HAHC was considered, for the purposes of the FFY2009 CFP grant a “High Performer.” Therefore, based on the last RASS score and our rating in securing a High Performer status for the FFY2009 CFP grant, we consider the Goal/Objective to have been achieved.**
5. As long as special funding, such as the ROSS grant, is available we will continue to provide housekeeping and other supportive services to the Elderly and Disabled. This should allow more elderly/disabled residents to live (remain semi-independent) in their dwelling units longer. Currently (as of September 2004), the HAHC is working with a 3 year ROSS grant to provide such services. This grant was funded in the fall of calendar year 2003 and provides \$58,836 in funding for Elderly Resident Services Delivery. **We were able to assist residents to reside in their own homes longer due to the assistance of the ROSS (for which funds were fully expended in September 2007). We were able to provide housekeeping, transportation, assistance in preparing meals, etc. with these funds. Goal/objective met.**
6. Beginning during the 7th year, the HAHC added a new preference in its selection criteria for Victims of Domestic Violence. In fact, the definition of those covered by “Domestic Violence” includes all those covered by the Violence Against Women’s Act (VAWA) of 2005. Additionally, the HAHC will not use “domestic violence” as the reason to evict residents who are victims of these acts, when it processes eviction actions. However, resident members who commit those acts will be evicted. **These provisions were implemented in August 2006, but no applicant or resident has claimed the privileges of the VAWA since implementation. Since we have the applicable provisions in our applicant and dwelling lease documents (and our ACOPP) we consider this goal/objective as met.**

Item 10.0 b) Significant Amendment and Substantial Deviation/Modification for the period beginning 4-01-10

The Housing Authority of Horse Cave (HAHC) has chosen the following as its definition of Substantial Deviation from its Annual Plan:

- a.) Redirection of more than 25% of its operating budget funds from any budgeted/scheduled activity to another activity or:
- b.) A major change in program direction (e.g., new or different housing selection preference criterion, new or changes to deductions from income-based rents, additional efforts to enhance deconcentration opportunities, changes in the basis of determining Ceiling/Flat rent amounts, etc.) that requires action on the part of the Board of Commissioners; or
- c.) Increasing or decreasing the total number of HAHC employees by more than 25% from that authorized on the April 1st of each fiscal year.

However, NONE of these changes will be considered a Substantial Deviation IF those changes result from Government (i.e., Federal, State, or Local) actions over which the HAHC exercises no control.

2. The HAHC has chosen to use the HUD definition of Significant Amendment or Modification. Specifically, it will consider the following to be such modifications/amendments:
 - a.) Changes to rent or admission policies or organization of its waiting list, or.
 - b.) Additions of non-emergency work items (not included in the current Annual Statement or 5-Year Action Plan) or change in use of the replacement reserve funds under the Capital Grant Funds Program, or
 - c.) Any change with regard to demolition or disposition, designation of projects/buildings (for the elderly/disabled or families with disabilities), homeownership programs or conversion activities.

However, NONE of these changes will be considered Substantial Amendments/Modifications IF those changes result from Government (i.e., Federal, State, of Local) actions over which the HAHC exercises no control.